

171.0

0001

0013.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

Total Card / Total Parcel

1,144,400 / 1,144,400

USE VALUE: 1,144,400 / 1,144,400

ASSESSED: 1,144,400 / 1,144,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GERMAINE LAWRENCE INC
Owner 2:	
Owner 3:	

Street 1: 18 CLAREMONT AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CONVENT OF SAINT ANNE -

Owner 2: -

Street 1: 14 CLAREMONT AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 21,295 Sq. Ft. of land mainly classified as Housing, Oth with a Dormitory Building built about 1920, having primarily Wood Shingle Exterior and 5221 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
959	Housing, Oth		21295		Sq. Ft.	Site		0	70.	0.50	8									745,325						745,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
959							21295.000		399,100				745,300		1,144,400							
Total Card							0.489		399,100				745,300		1,144,400		Entered Lot Size					
Total Parcel							0.489		399,100				745,300		1,144,400		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		219.19		/Parcel: 219.1				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	959	FV	399,100	0	21,295.	745,300	1,144,400	1,144,400	Year End Roll	12/18/2019
2019	959	FV	312,500	0	21,295.	745,300	1,057,800	1,057,800	Year End Roll	1/3/2019
2018	959	FV	312,500	0	21,295.	660,100	972,600	972,600	Year End Roll	12/20/2017
2017	959	FV	312,500	0	21,295.	553,700	866,200	866,200	Year End Roll	1/3/2017
2016	906	FV	312,500	0	21,295.	553,700	866,200	866,200	Year End	1/4/2016
2015	906	FV	238,900	0	21,295.	479,100	718,000	718,000	Year End Roll	12/11/2014
2014	906	FV	238,900	0	21,295.	463,200	702,100	702,100	Year End Roll	12/16/2013
2013	906	FV	238,900	0	21,295.	440,800	679,700	679,700		12/13/2012

Parcel ID 171.0-0001-0013.0

!13229!

PRINT

Date 12/11/20 Time 03:12:59

LAST REV

Date 08/23/19 Time 09:26:31

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ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONVENT OF SAIN	39537-12		6/12/2003	Family		1	No	No	
	3640-45		1/1/1901	Family			No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/3/2015	874	Re-Roof	18,000	7/3/2015				Strip and re-roof.
9/30/2014	1280		12,000	9/30/2014				Weld Right
6/30/1992	272		10,000					REMODEL INT/REP WA

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2015	Permit Insp	PC	PHIL C
5/3/2000	Meas/Inspect	264	PATRIOT
6/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA

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